

115 Jarvis Street, Zoning By-law Amendment Application – Decision Report – Approval

Date: June 17, 2026

To: Toronto and East York Community Council

From: Acting Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 25 255087 STE 13 OZ

SUMMARY

This Report recommends approval of the application to amend the Zoning By-law, with a holding provision, to permit a 50-storey (164.5 metres including mechanical penthouse) mixed use building, including 596 dwelling units and 226 square metres of non-residential floor space at 115 Jarvis Street.

RECOMMENDATIONS

The Acting Director, Community Planning Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 115 Jarvis Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 7 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending Schedule B of the City of Toronto Municipal Code Chapter 925, Permit Parking, to exclude the development located at 115 Jarvis Street

FINANCIAL IMPACT

The Development Review Division confirms there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The site is located at the northeast corner of Jarvis Street and Richmond Street East. The lot is an irregular shape, with 35 metres of frontage on Richmond Street East, a curved frontage at the intersection of the two streets, and 22 metres of frontage on Jarvis Street. See Attachment 2 for the Location Map.

Existing Uses

The site is currently occupied by a gas station and accessory 1-storey retail store.

THE APPLICATION

Description

A 50-storey (164.5 metres including mechanical penthouse) mixed use building.

Density

The proposal has a density of 18.1 times the area of the lot.

Residential Component

The proposal includes 592 dwelling units, comprised of 47 studio (8%), 346 one-bedroom (58%), 141 two-bedroom (24%), and 62 three-bedroom units (10%). This achieves a total of 34% larger units. A portion of the studio and one-bedroom units would be located and designed so that they could be converted to provide a total of 40% two- and three-bedroom units through the use of accessible or adaptable design measures (e.g. knock-out panels).

Non-Residential Component

The proposal includes 226 square metres of commercial retail space on the ground floor.

Amenity Space

The proposal includes 2,132 square metres of amenity space consisting of 1,397 square metres of indoor amenity space (2.3 square metres per unit) and 735 square metres of outdoor amenity space (1.2 square metres per unit).

Access, Parking and Loading

Vehicle access is proposed from Jarvis Street at the north end of the site. The proposal includes 142 vehicular parking spaces, two pick-up and drop-off spaces, 608 bike parking spaces (60 short term and 538 long-term spaces) and two loading spaces (one Type 'G' and one Type 'C').

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: toronto.ca/115JarvisSt

Reasons for Application

The Zoning By-law Amendment application is required to amend the performance standards of Zoning By-law 569-2013 to permit the proposed development, including building height, setbacks, and amenity space.

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The site is within the Downtown and Central Waterfront area and is designated as Regeneration Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Downtown Secondary Plan

The site is designated Mixed Use Areas 2 - Intermediate in the Downtown Secondary Plan. Development within Mixed Use Areas 2 is encouraged to provide for a diverse range of uses, including retail, service, and residential uses.

Protected Major Transit Station Area

The site is within two delineated Protected Major Transit Station Areas (PMTSAs). Specifically, the site is within 500 metres of the centre point of the delineated Queen Street subway station and future Moss Parks Ontario Line station associated with Site and Area Specific Policies (SASP) 605 and 763 respectively in Chapter 8 of the Official Plan. The minimum Floor Space Index (FSI) required for the site is 2.5.

The area is planned for a minimum population and employment target of 2000 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. Population and employment targets are intended to be achieved through the build out of the area over time.

Chapter 8 states that lands designated Mixed Use and Regeneration Areas located between 200 and 500 metres of an existing or planned transit station will have City-initiated zoning that permits an FSI of 6 or more. The permitted FSI is not a minimum requirement. Appropriate density of the site will be determined in the context of the site and by reading the Official Plan as a whole.

City Planning is undertaking required zoning updates for PMSTAs and MTSA's and a report with recommendations will be brought forward to the Planning and Housing Committee when the work is finalized.

King-Parliament Secondary Plan

The site is within Regeneration Area "A" (Jarvis-Parliament) of the King Parliament Secondary Plan. This designation is targeted for significant growth comprised of a mix of uses, including commercial and residential uses.

In May 2021, City Council adopted a new King-Parliament Secondary Plan. However, it has been appealed to the Ontario Land Tribunal in its entirety and is therefore not in-force for the site. This plan has been used to inform this review.

Downtown Tall Buildings (SASP 517)

SASP 517 provides development criteria for tall building development proposals within the downtown; identifies that proposals shall have regard for a comfortable pedestrian realm; and provides for consideration of development proposals on other sites within the block, access to sunlight, views between towers, and wind conditions on and around the site.

Zoning

The site is zoned Commercial Residential Employment (CRE (x1) under Zoning By-law 569-2013), which permits a variety of commercial, residential, institutional and industrial uses. Zoning By-law Amendments for the King-Parliament Secondary Plan area were adopted by City Council in May 2021. However, these amendments are under appeal and are therefore not in-force. See Attachment 5 of this report for the existing Zoning By-law map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Tall Building Design Guidelines
- King-Parliament Urban Design Guidelines
- Growing Up: Planning for Children in New Vertical Communities
- Retail Design Manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. In place since 2010, the TGS has contributed to building resilient communities and advanced matters related to public health, safety, sustainability and energy efficiency. Development proposals address the updated Toronto Green Standard Tier 1 as part of application materials. Development achieving higher levels of performance (Tier 2 and above) are eligible for a partial refund of development charges. Information on the Toronto Green Standard may be found at <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/>

PUBLIC ENGAGEMENT

Community Consultation

An in-person Community Consultation Meeting (CCM) was hosted by City staff on March 10, 2026. Approximately 24 members of the public attended, as well as staff from the Ward Councillor's office. City staff and the applicant's consultants gave presentations on the site and surrounding area, the existing planning framework, and the proposed development, followed by a facilitated discussion about the application.

Issues raised through the consultation meeting and through other correspondence included:

- Impacts to and potential improvements to the intersection of Richmond Street East and Jarvis Street as part of the development;
- Desire for a more direct connection between the pick-up and drop-off spaces and the residential lobby to enhance their usability;
- Questions regarding how solid waste collection for the proposed building would take place and clarification of how these vehicles will be accommodated on-site;
- Desire for enhanced sustainability measures;
- Desire for greater distinction between the base building and tower components;
- Concern regarding the adequacy of the proposed elevators to serve the number of units proposed;
- Concern regarding the amount of parking proposed in proximity to planned higher order transit;
- Desire to include affordable housing in the development;
- Concerns regarding construction impacts, particularly to the Indonesian Consulate building to the north;
- Suggestion for the retail space to be used as a daycare;
- Concern regarding potential contamination and remediation required due to the existing gas station use;
- Questions about potential timeline to redevelop the site from the current use;
- Support for proposed building setbacks at the intersection to provide space for benches and tree-planting.

These matters have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal and have determined that it is consistent with the PPS (2024).

Built Form, Height, Massing

This application has been reviewed against the Official Plan and Downtown Plan policies, SASPs, Secondary Plan policies, and design guidelines described in the Policy and Regulation Considerations section of this report. Planning staff find that the proposed built form, including the overall building height, setbacks, and massing is appropriate within the existing and planned context for the site and surrounding area.

The tall building form and proposed height is appropriate for this location in the Mixed Use Areas 2 - Intermediate land use designation in the Downtown Plan. The tower is set back 11.5 metres from the north property line and 10 metres from the east property line, representing appropriate setbacks to neighbouring properties. The tower setbacks from Richmond Street East and Jarvis Street are generally greater than 12.5 metres and are acceptable. The size and bulk of the mechanical projections on the top of the building have been secured in the proposed Zoning By-law amendment, and help to adequately limit the shadows on Moss Park.

The setbacks of the ground floor of the building vary along the street frontages, ranging from approximately 4.6 to 15.0 metres, measured from the curb to building face. This is due to a combination of the varied property lines and curved intersection of the roadway, and the proposed irregular building footprint which results in a variety of ground level outdoor spaces along the streets and an enlarged public realm. The proposed ground floor setbacks are acceptable.

The proposal has been designed to appropriately frame the street edges and address the prominent intersection. Starting at level 2 the building mass begins to extend above portions of the ground floor toward the streets, resulting in minimum setbacks of approximately 4.5 metres from the Jarvis Street property line to the building, 2.2 metres at the intersection and 3.4 metres from the Richmond Street East property line. Beginning at level 4 and up the remainder of the tower is set back approximately 4.5 metres from Jarvis Street, 2.8 metres at the intersection, and 5.3 metres from Richmond Street East.

The proposed FSI of 18.09 exceeds the minimum density target for the subject site (2.5), as identified in Map 2 of the Queen Station and Moss Park PMTSAs. The proposal conforms with the SASP requirements of Official Plan Chapter 8. The site is located within 200-500 metres of the existing Queen Station and planned Moss Park Station and the development would result in an FSI of 6 or more.

Public Realm

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Downtown Plan. The majority of the proposed ground floor setbacks exceed the 6.0 metre curb to building face distance in the Downtown Plan. The enlarged public realm will accommodate a 2.5 metre pedestrian clearway, and the varied setback areas along the street frontages provide opportunities to enhance the public realm with new trees and other planting, seating, lighting, bike share and bike parking.

Shadow Impact

The Shadow Study submitted in support of the application demonstrates the proposed development casting new shadows on Moss Park on March 21 and September 21 from 2:18 to 3:18 p.m. Moss Park is identified as a Sun Protected Park and Open Space in the Downtown Plan where net new shadows will be adequately limited from 10:18 a.m. to 4:18 p.m. The proposed shadows are limited to a small area in the southwest corner of the park for less than one hour, and are acceptable.

Wind Impact

The Pedestrian Wind Study submitted in support of the application concludes that wind conditions on and around the site will be suitable for their intended uses for all pedestrian areas around the site, and the outdoor amenity areas throughout the year. Staff are satisfied with the assessment and conclusions contained within the study.

Servicing

A Functional Servicing and Stormwater Management Report, Hydrogeological Review Report were submitted in support of the application to demonstrate that the proposal can be adequately serviced. There are number of outstanding issues with these materials that need to be resolved. Staff are recommending that the Zoning By-law include Holding provisions pending the revision, review, and acceptance of the Functional Servicing and Stormwater Management Report to the satisfaction of the Director, Engineering Review, Development Review.

Access, Vehicular and Bicycle Parking and Loading

The Transportation Impact Study submitted in support of the proposal concludes that the traffic impact, access, parking and loading arrangements for this development are acceptable. Transportation Review staff have reviewed the report and accept its conclusions.

The Planning Act prohibits minimum parking requirements in PMTSAs. Nonetheless, any parking that is provided by the applicant is subject to zoning and accessibility standards for parking spaces.

Housing

The Downtown Plan requires a minimum of 10% three-bedroom units, 15% two-bedroom units and an additional 15% two- or three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures. The unit mix secured in the site-specific Zoning By-law conforms with the policy direction of the Downtown Plan.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The proposal requires the removal of eight private trees on site to accommodate the development, which are subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Article III (Private Tree by-law). The proposal includes six new private trees along the street frontage. Any required permits to injure or remove trees under Chapter 813 will be secured and replacement planting provided to meet compensation requirements.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Holding Provision

This report recommends the adoption of a Zoning By-law Amendment that is subject to a holding provision under Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. The specific conditions to be met prior to the removal of the proposed holding provisions in the proposed By-law include:

- the owner, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer system and storm sewer system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- if the accepted and satisfactory Functional Servicing and Stormwater Management Report require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - the owner has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted and satisfactory Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or
 - the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

The Executive Director, Development Review and their designate have the authority to make decisions on applications to remove holding provisions, which do not contain financial implications not previously authorized by Council.

CONTACT

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SIGNATURE

David Driedger
Acting Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Secondary Plan Map
- Attachment 5: King-Parliament Secondary Plan Map
- Attachment 6: Existing Zoning By-law Map
- Attachment 7: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 8: Site Plan
- Attachment 9: Elevations
- Attachment 10: 3D Massing Model

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 115 JARVIS ST Date Received: November 17, 2025
Application Number: 25 255087 STE 13 OZ
Application Type: Zoning By-law Amendment
Project Description: A 50-storey (164.5 metre) mixed-use building.

Applicant	Agent	Architect	Owner
Colliers Strategy & Consulting 181 Bay Street, Suite 1400 Toronto, ON	John Eaton, Colliers Development Services 181 Bay Street, Suite 1400 Toronto, ON	Arcadis 55 St. Clair Avenue West Toronto, ON	Suncor Energy Inc. 2489 North Sheridan Way Mississauga, ON

EXISTING PLANNING CONTROLS

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	SASP 763, SASP 605
Zoning:	CRE (x1)	Heritage Designation:	N/A
Height Limit (m):	30	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 2,062 Frontage (m): 22 Depth (m): 57

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	217		766	766
Residential GFA (sq m):			37,156	37,156
Non-Residential GFA (sq m):	217		226	226
Total GFA (sq m):	217		37,382	37,382
Height - Storeys:			50	50
Height - Metres:			164.5	164.5

Lot Coverage Ratio (%)	51.12	Floor Space Index:	18.09
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Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	37,382	
Retail GFA:	226.5	
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			596	596
Other:				
Total Units:			596	596

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:					
Total Units:		47	346	141	62

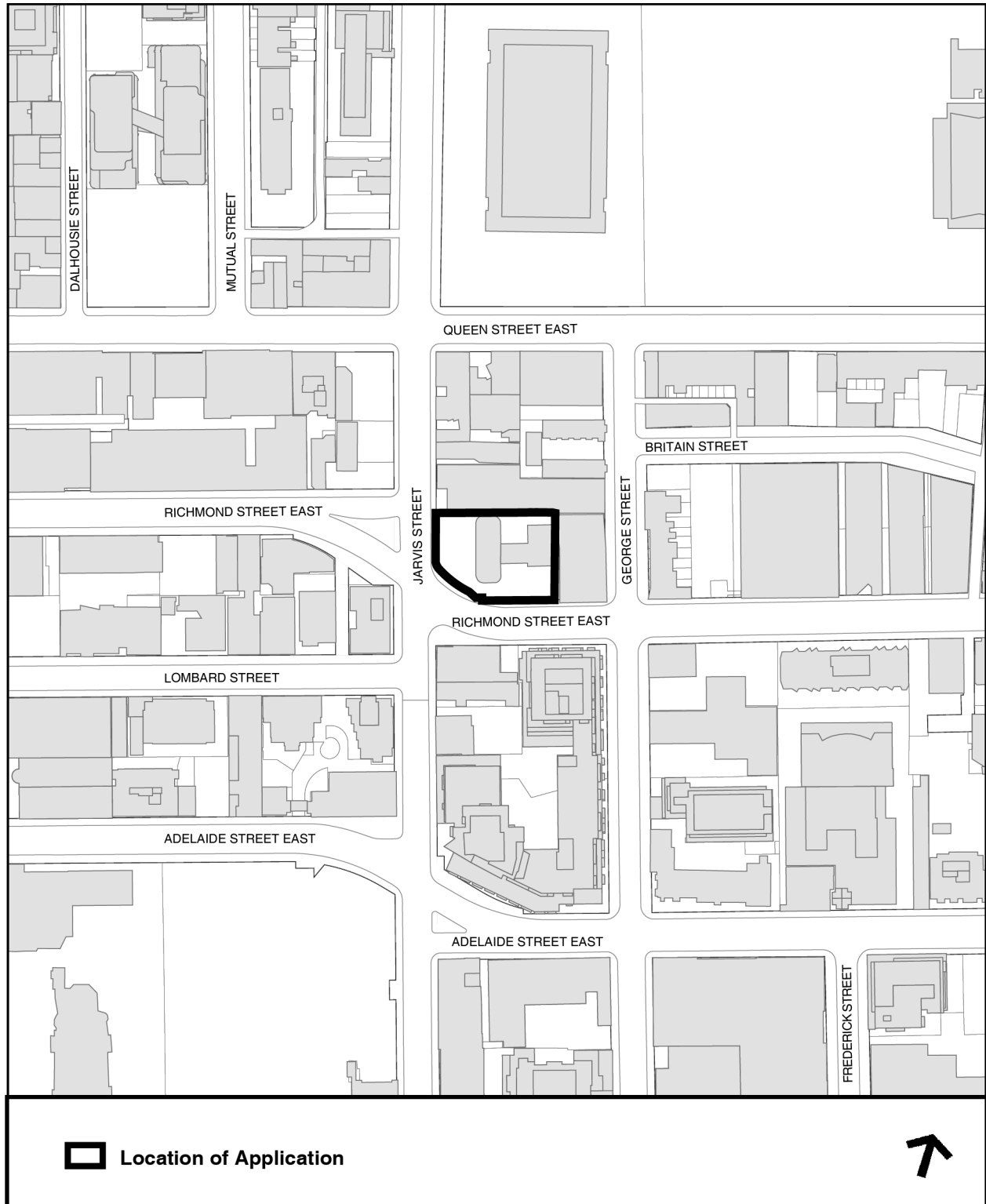
Parking and Loading

Parking Spaces:	142	Bicycle Parking Spaces:	538	Loading Docks:	2
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CONTACT:

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Attachment 2: Location Map



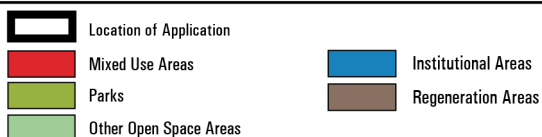
Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map 18

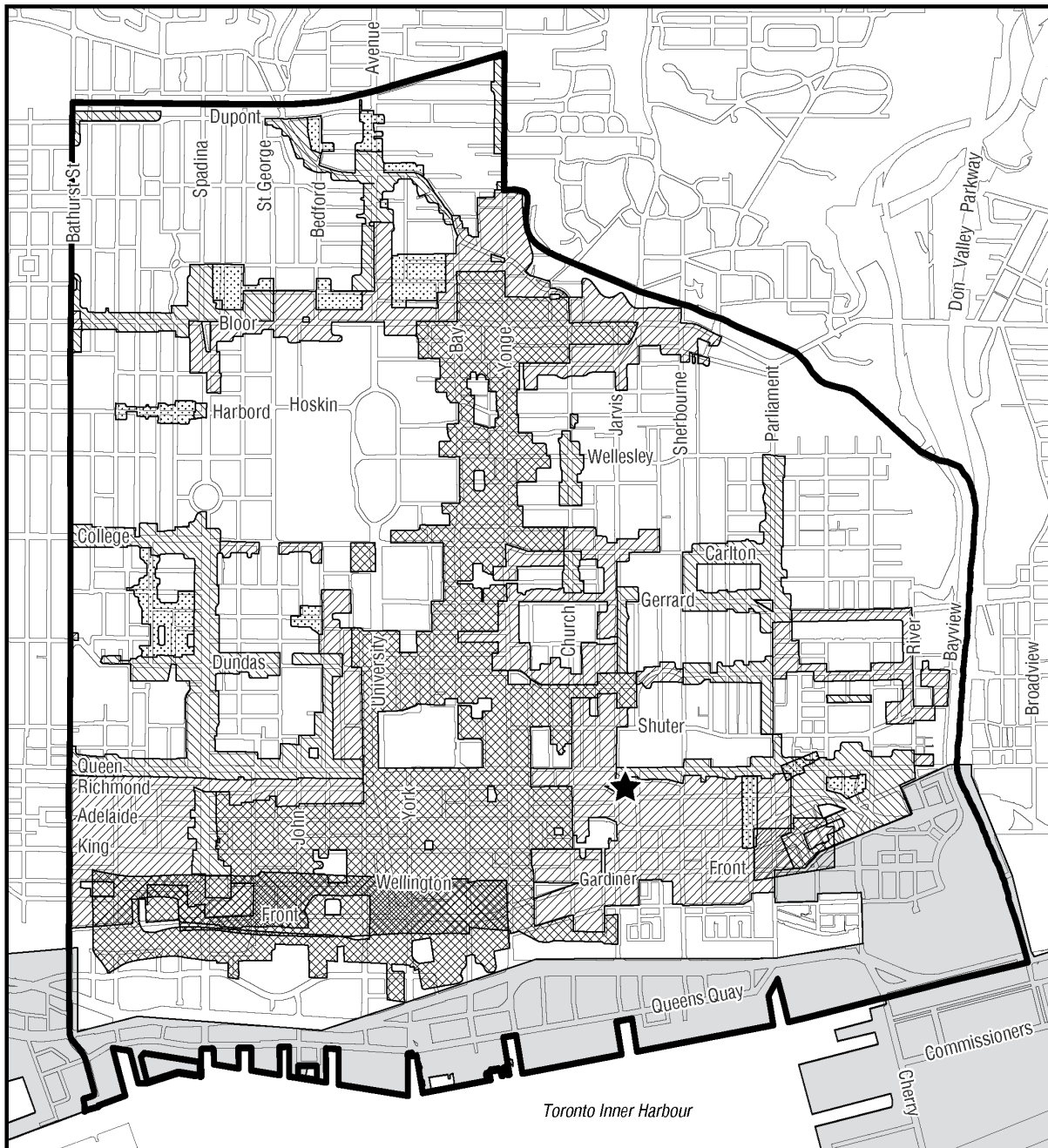
115 Jarvis Street

File # 25 255087 STE 13 0Z



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Attachment 4: Downtown Secondary Plan



Downtown Plan
MAP 41-3 Mixed Use Areas

115 Jarvis Street

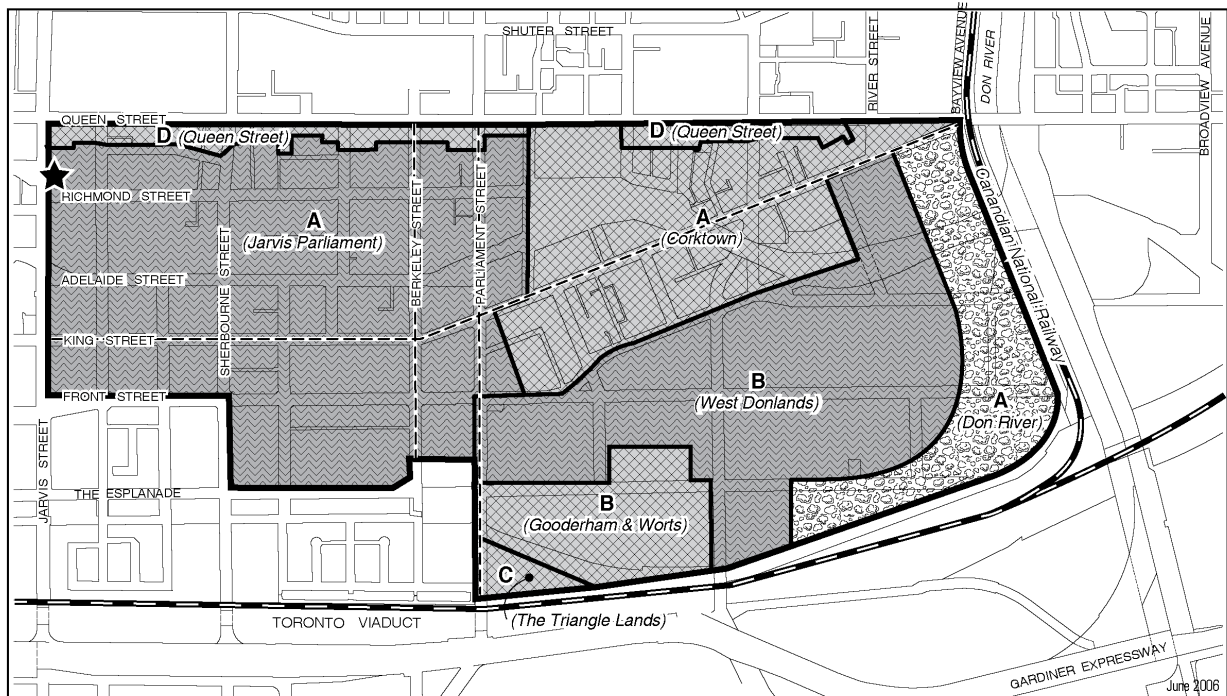
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- | | | |
|---------------------------|----------------------------------|-----------------------------------|
| ★ Location of Application | Mixed Use Areas 1 - Growth | Mixed Use Areas 4 - Local |
| — Downtown Plan Boundary | Mixed Use Areas 2 - Intermediate | Central Waterfront Secondary Plan |
| | Mixed Use Areas 3 - Main Street | |



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Attachment 5: King-Parliament Secondary Plan Map



King-Parliament Secondary Plan

MAP 15-1 Land Use Plan

115 Jarvis Street

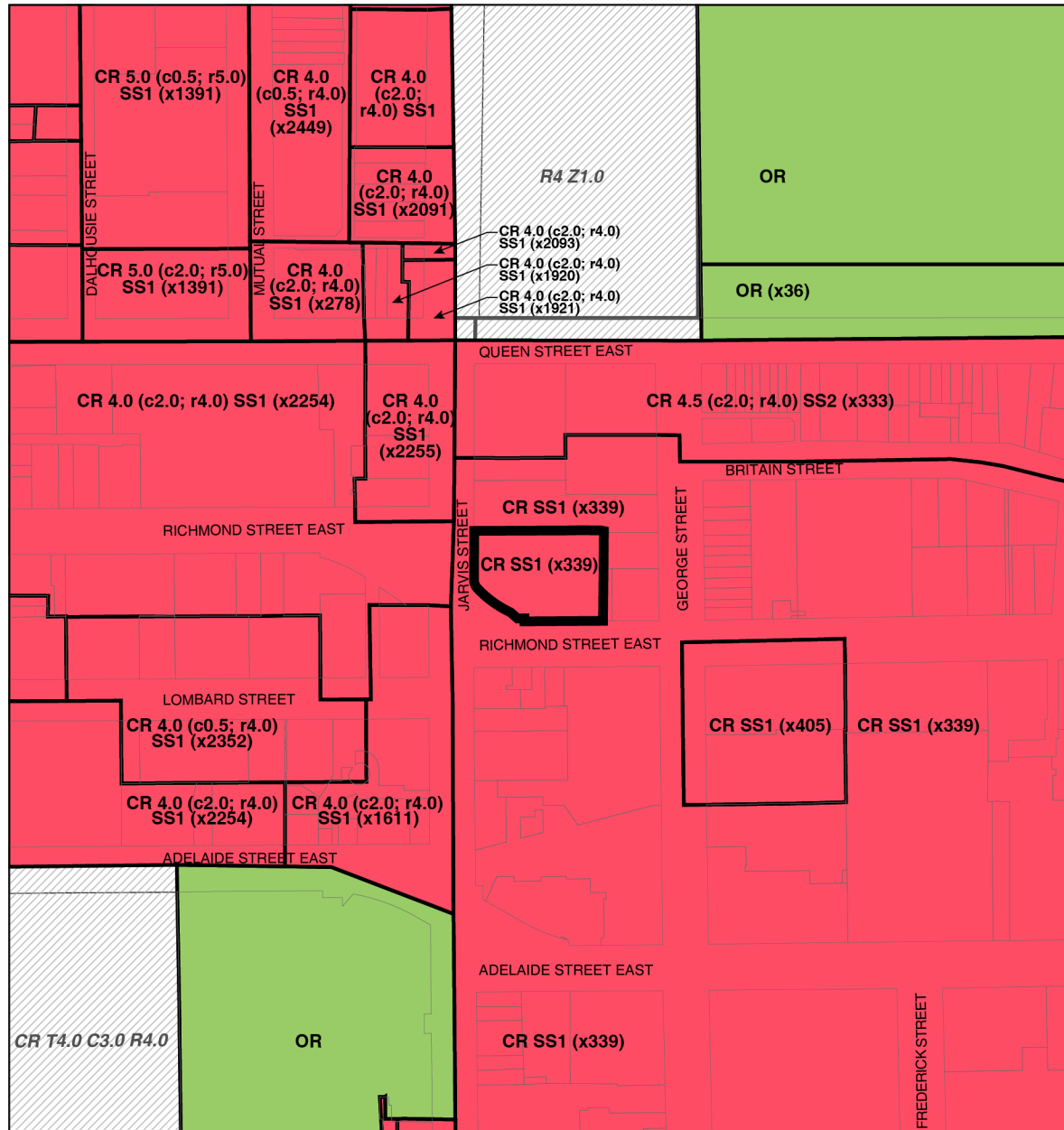
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- ★ Location of Application
- - - Secondary Plan Boundary
- Special Streets
- Mixed Use Areas
- Regeneration Areas
- Parks and Open Space Areas



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Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013

115 Jarvis Street

File # 25 255087 STE 13 0Z

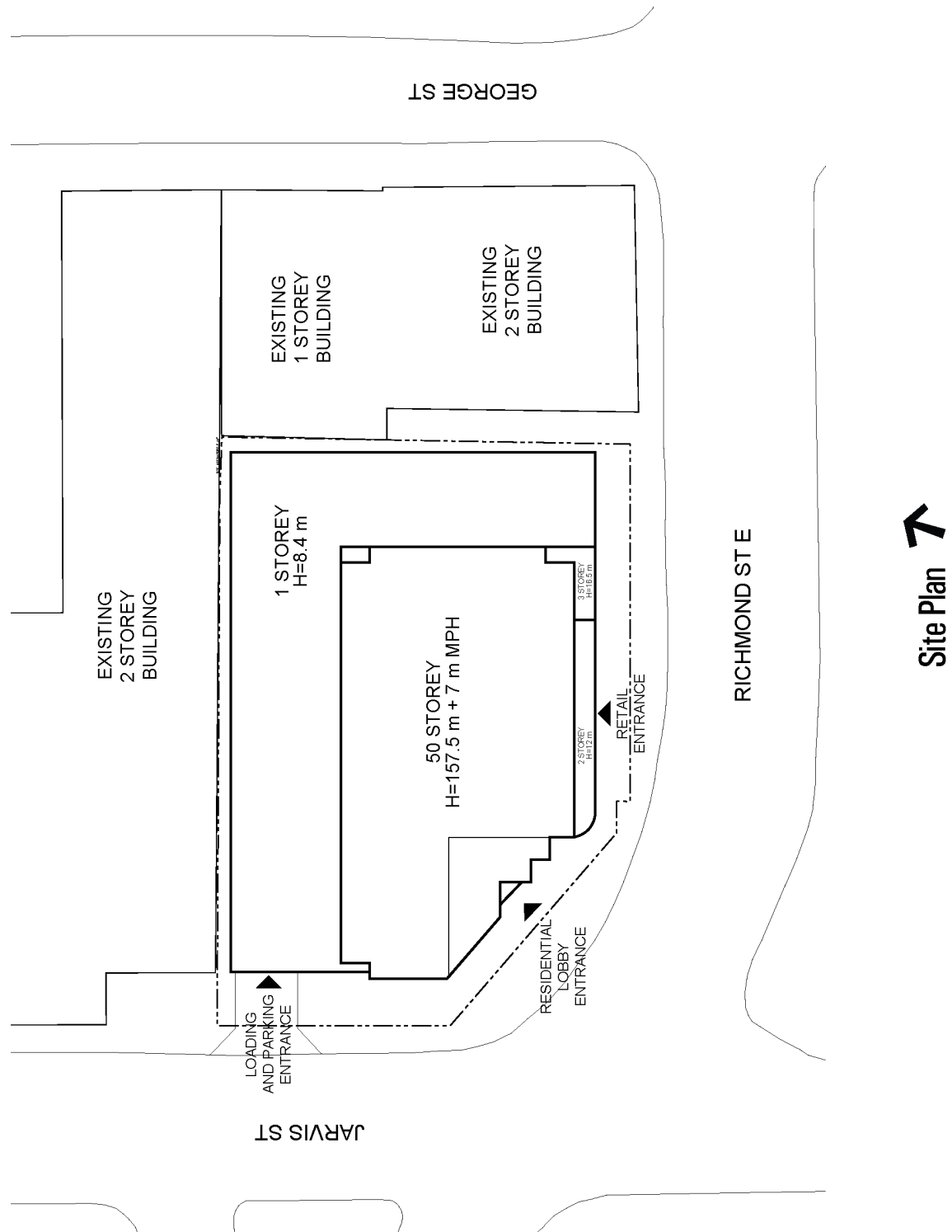
	Location of Application		See Former City of Toronto By-law No. 438-86
	CR Commercial Residential		R4 Residential District
	OR Open Space Recreation		CR Mixed-Use District

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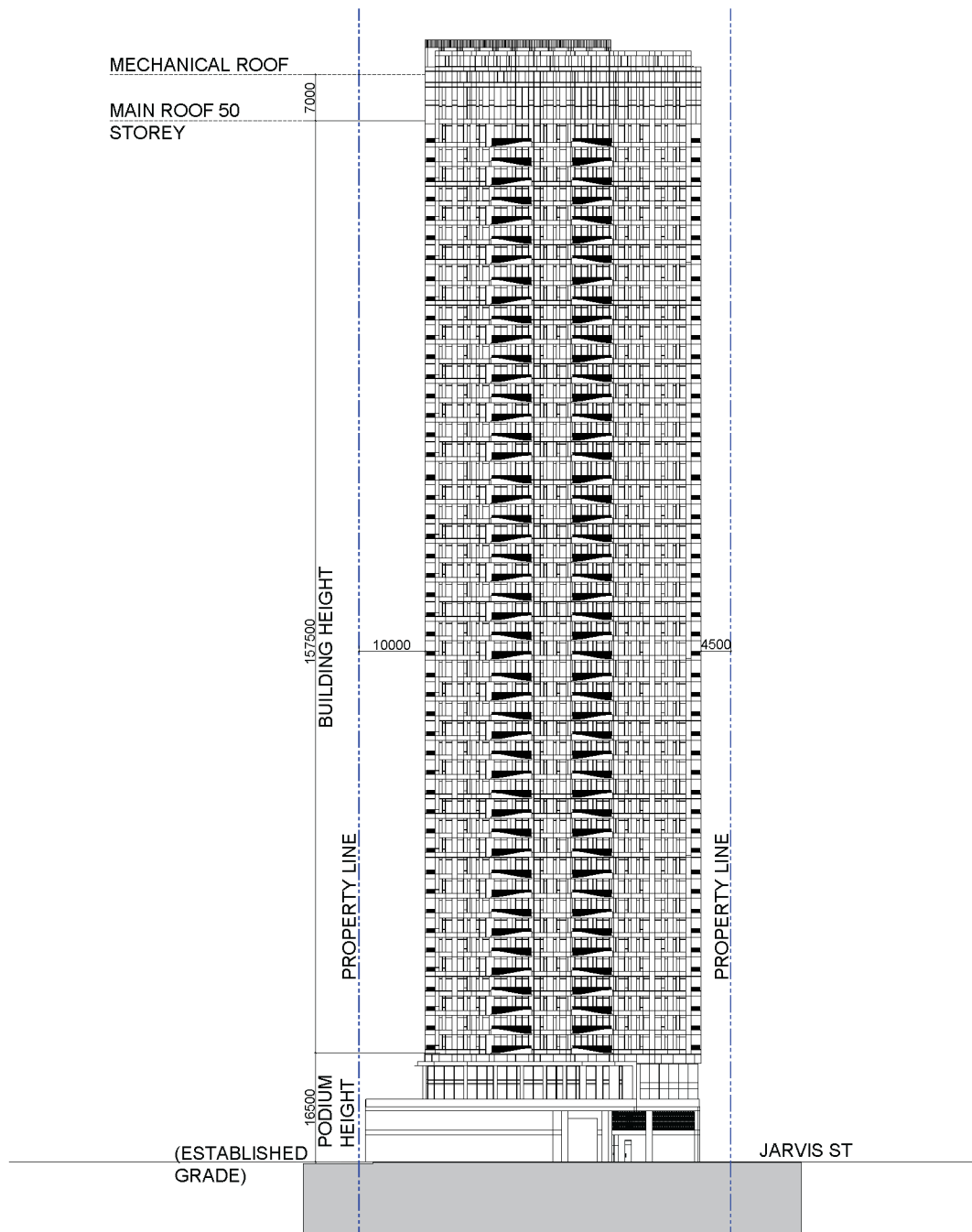
Attachment 7: Draft Zoning By-law Amendment

The Draft Zoning By-law Amendment will be made available prior to July 8, 2026.

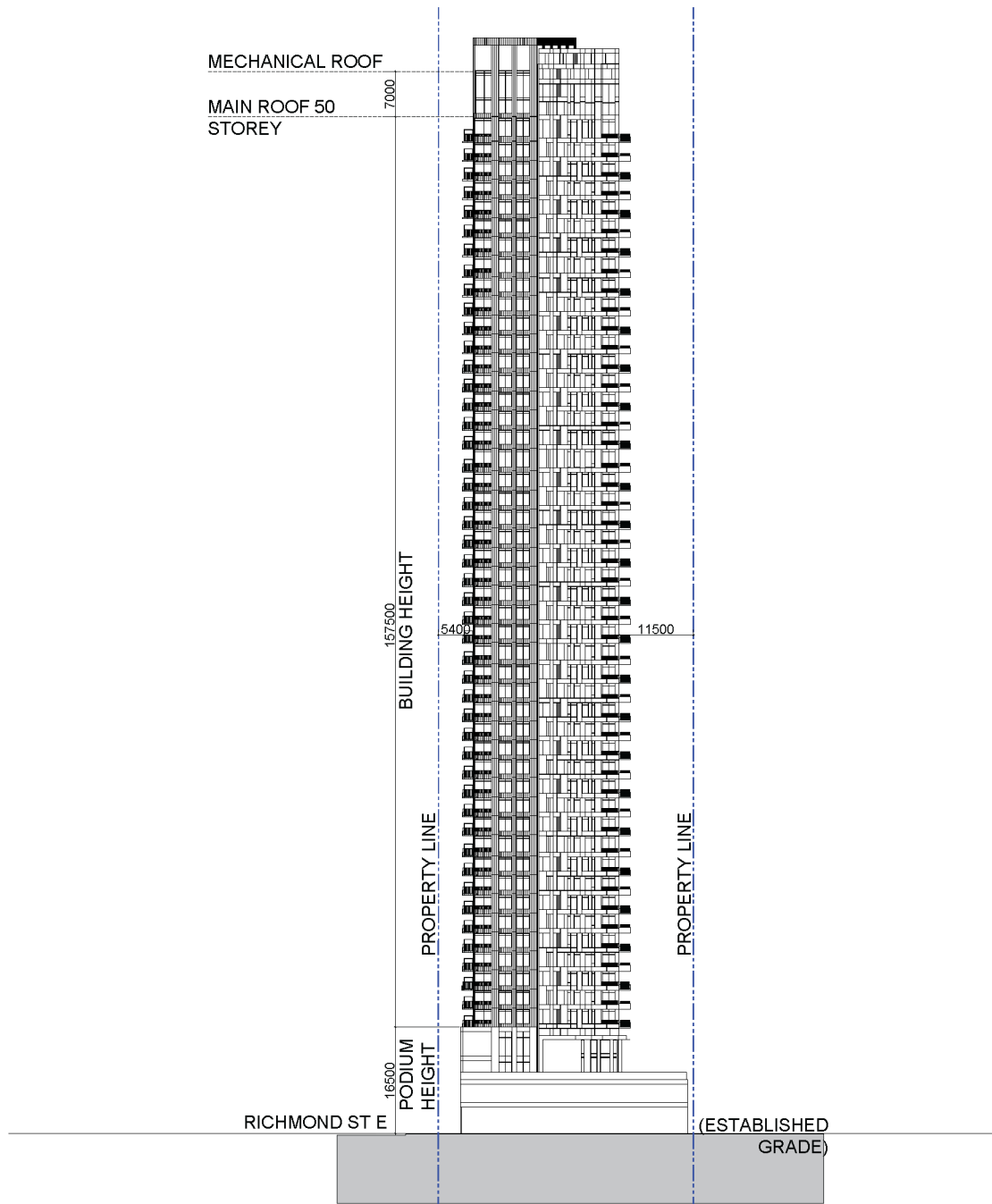
Attachment 8: Site Plan



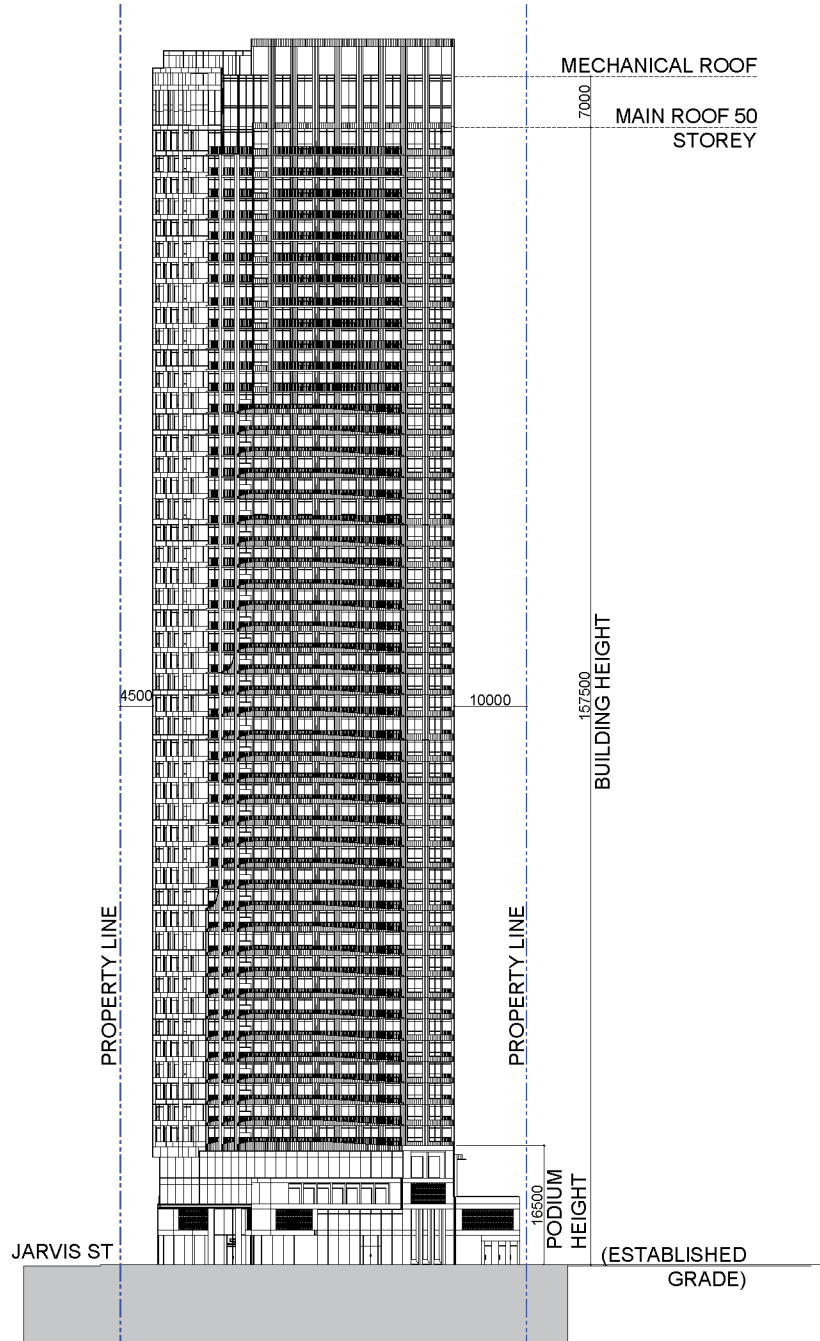
Attachment 9: Elevations



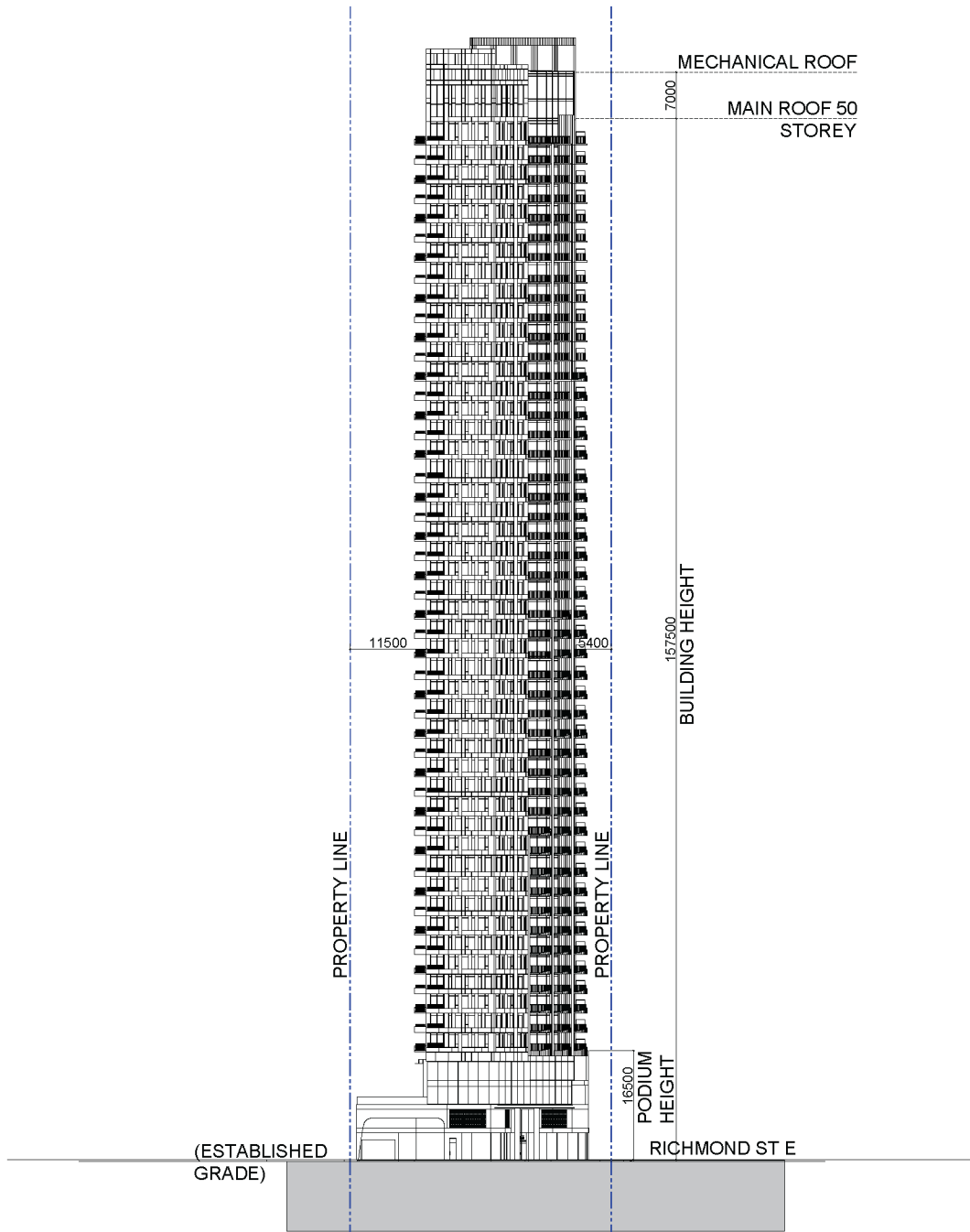
North Elevation



East Elevation



South Elevation



West Elevation

Attachment 10: 3D Massing Model

